

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: A
Location: 1149 Pleasant Ridge Road (West side of Pleasant Ridge Road north of West Market Street)

Applicant: Emad Kattan
Owner: Emad Kattan, Hani Kattan & Niveen Kattan

From: County AG and City RS-40
To: City CD-LI

Conditions: 1) Uses: General contractors office and storage yard.
 2) Building setbacks shall be a minimum of 50 feet from Pleasant Ridge Road.
 3) Signage shall be as Corporate Park requirements.
 4) A street planting yard of 15 feet minimum shall be provided along Pleasant Ridge Road.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Single Family
Acreage	1.13
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Industrial/Corporate Park
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Truck Parking	CD-LI
<i>South</i>	Undeveloped	PI
<i>East</i>	Rural Residential	RS-40
<i>West</i>	Undeveloped	CD-CP

ZONING HISTORY		
Case #	Year	Request Summary
		The portion of this property that is presently in the city limits has been zoned RS-40 since it was annexed and originally zoned in 1996.

DIFFERENCES BETWEEN AG & RS-40 (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS
<p>AG: Primarily intended to accommodate uses of an agricultural nature including farm residences and farm tenant housing. It also accommodates scattered nonfarm residences on large tracts of land. It is not intended for major residential subdivisions.</p> <p>RS-40: Primarily intended to accommodate single family detached dwellings on large lots and is intended solely for properties having one or more of the following characteristics: (a) Lies within the 60 DNL noise contour; (b) Lies in a public water supply watershed and where an outfall to provide public sewer service is not available; or (c) Lies in a portion of a watershed critical area to which an outfall to provide sewer service has been made available pursuant to an agreement, approved by the City and by another governmental jurisdiction, designed to limit development density to approximately that obtainable prior to sewer service.</p> <p>CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for use restrictions and other limitations.</p>

TRANSPORTATION	
Street Classification	Pleasant Ridge Road – Major Thoroughfare.
Site Access	A maximum of one access point will be approved by GDOT.
Traffic Counts	Pleasant Ridge Road ADT = 7,235.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	No.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	Yes, Site drains to Upper Randleman Lake WS IV
Floodplains	N/A
Streams	N/A
Other	Maximum built upon area is 70% per watershed density, all the proposed built upon area and the existing must drain to a State approved device (pond or similar)

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Street Yard – a minimum of 15'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Economic Development Goal: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

POLICY 7C: Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Industrial/Corporate Park: This designation applies to areas where present or anticipated uses include both light and heavy industrial uses, such as manufacturing, assembly, and fabrication; wholesaling and distribution; and corporate office and technology parks, which may be introduced to replace older heavy industrial uses. Although new residential development is discouraged in areas designated for this land use category, pre-existing residential uses may be present in or adjacent to these areas. As established industrial areas redevelop, such residential, institutional, or similar uses should be protected from adverse impacts (heavy truck traffic, significant outside storage, factors such as noise, dust, and glare, etc.) through performance-based standards, buffers, and proper separation from noxious uses.

Tier One (Current Growth Area): Where infrastructure systems are in place, can be economically provided and/or will be proactively extended and where continued annexation and consolidation of the City's development pattern shall be encouraged over the next ten years.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The Airport Area Plan designates the subject property as nonresidential. This land use category includes both light and heavy industrial uses, offices, warehouses, service-oriented commercial activities and other types of development that are noise sensitive.

Other Plans: N/A

STAFF COMMENTS

Planning: More recent original zoning/rezoning activity in this area includes the following:

- 1) The Postal Service facility was rezoned to CD-LI (#2700) by the Zoning Commission in October 1998.
- 2) The back portion of the NC Baseball Academy received original zoning of CD-LI (#2764) in September 1999.
- 3) The property west of and adjacent to the subject property received original zoning of CD-CP (#2797) in February 2000. This property is limited to the manufacturing, assembly, and repair of medical and surgical instruments including wholesaling, storage, and distributing such items.
- 4) Two smaller tracts to the north were zoned CD-LI (#2895 and #2896) in January 2001. CD-LI (#2895) is limited to office/warehouse and general contractors office and storage yard. CD-LI (#2896) is limited to office/warehouse and courier service including solely the parking of associated trucks.

The easternmost 200 feet of this property is within the primary city limits. It has a house converted for use as a contractor's office.

This property is within the Tier 1 Growth Area on the Growth Strategy Map in Connections 2025.

There is no sewer line nearby but other city services are already provided to the front part of the property and can easily be provided to cover the back part.

This request is consistent with approved zoning changes that have occurred in this immediate area as mentioned above. It is compatible with the Generalized Future Land Use Map which classifies this property as Industrial/Corporate Park.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.